

Maintenance Assessment Districts

Council District: 1
Fund: 70254

Torrey Hills

Torrey Hills Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 ANNUAL
Positions	0.50	0.50	1.00
Personnel Expense	\$ 17,385	\$ 37,559	\$ 74,383
Non-Personnel Expense	44,043	591,354	938,880
TOTAL	\$ 61,428	\$ 628,913	\$ 1,013,263

The Torrey Hills Maintenance Assessment District (District) was established in 1996 to provide maintenance for landscaped and paved medians, landscaped rights-of-way, paved rights-of-way, landscaped slopes, natural open space areas, and street gutters. The Torrey Hills Maintenance Assessment District was formerly known as Sorrento Hills Maintenance Assessment District, but the District name was changed as a result of prior City Council action. At build-out, the District will maintain 155,000 square feet of landscaped medians, 81,500 square feet of paved medians, 7.07 acres of landscaped rights-of-way, 8.42 acres of paved rights-of-way, 97.58 acres of landscaped slopes, 31.57 acres of natural open space and 38,750 linear feet of gutters.

The Annual Fiscal Year 2004 Budget is based on estimated costs to maintain improvements which will be turned over to the District from the owners/developers during Fiscal Year 2004. More improvements will be turned over to the District to maintain in future years. The Torrey Hills Maintenance Assessment District Subcommittee of the Torrey Hills Community Planning Board approved the budget on April 8, 2003.

TORREY HILLS	FY 2003 ESTIMATE	FY 2004 ANNUAL
BALANCE	\$ 588,808	\$ 383,019
Revenue		
Assessments	\$ -	\$ 582,441
Interest	40,000	15,405
City Contributions ⁽¹⁾	28,959	32,398
TOTAL OPERATING REVENUE	\$ 68,959	\$ 630,244
TOTAL REVENUE AND BALANCE	\$ 657,767	\$ 1,013,263
Expense		
Personnel	\$ 37,528	\$ 74,383
Contractual	163,800	248,885
Incidental	37,897	73,901
Utilities	35,523	107,581
Contingency Reserve	-	508,513
TOTAL EXPENSE	\$ 274,748	\$ 1,013,263
BALANCE	\$ 383,019	\$ -
Assessment per EBU: ⁽²⁾	FY 2003⁽³⁾	FY 2004⁽⁴⁾
Zone 1	\$ -	\$ 135.87
Zone 2	\$ -	\$ 135.87
Zone 3	\$ -	\$ 166.20
Zone 4	\$ -	\$ 135.87
Zone 5	\$ -	\$ 135.87

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- ⁽¹⁾ In Fiscal Year 2003, the City contributed a general benefit of \$27,900 from Gas Tax for maintenance of 155,000 square feet of landscaped medians at \$0.18 per square foot and \$1,059 for maintenance of 81,457 square feet of hardscaped medians at \$0.013 per square foot. In Fiscal Year 2004, the City will contribute general benefit of \$27,900 from Gas Tax for maintenance of 155,000 square feet of landscaped medians at \$0.18 per square foot and \$1,059 for maintenance of 81,457 square feet of hardscaped medians at \$0.013 per square foot. In addition, in Fiscal Year 2004, the City will contribute general benefit of \$3,439 from the Environmental Growth Fund for maintenance of 129.15 acres of open space at \$26.63 per acre.
- ⁽²⁾ The District contains a total of 4,233.84 Equivalent Benefit Units (EBUs): Zone 1 (551.00 EBUs), Zone 2 (1,441.23 EBUs), Zone 3 (236.56 EBUs), Zone 4 (1,887.30 EBUs), Zone 5 (117.75 EBUs).
- ⁽³⁾ The assessment was \$0.00 in Fiscal Year 2003 to reduce the accumulated reserves which had accrued due to slower than anticipated turn over of District assets from the developer.
- ⁽⁴⁾ The assessments will increase due to the anticipated assets to be maintained by the District in Fiscal Year 2004.